

# *Alliance of Delray Residential Associations, Inc.*

*Serving the Membership ♦ Improving the Community Lifestyle ♦ Working Toward Sustainable Development*

*Applying Resilience Thinking to Our Natural Resources*

Visit Our Website at: [www.allianceofdelray.com](http://www.allianceofdelray.com)

August 2024 issue of The Alliance Connection

## **No Meeting this August**

Next Meeting

# **Wednesday September 4, 2024**

## **New Changes to COA & HOA Law**

**Speaker: Joshua Gerstin, Esq. of Gerstin & Associates**

***Community Association 2024:***

***A Guide to Navigating, Mitigating, and Understanding the Most Significant Legislative Changes to Community Associations in Decades.***

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### **September's Meeting Will Provide Essential Information on New Condominium and Homeowners Association Law**

Known as "Condo 3.0," the recently passed legislation affecting condominium association (COA) is extensive. Homeowners Associations as well received extra regulations.

Attend the September 4, 2024 Alliance Membership meeting to hear and understand more about the legislative changes that were enacted on July 1, 2024. For COA's, these new laws have made changes to Community Association Managers, Milestone Inspections, Official Records, Criminal Violations, Budgets, Financial Reporting, Reserves, Meetings of the COA's, Director Education, Voting Process, Hurricane Protections, SLAPP and Defamation Suits, Division of Condominium, Timeshares and Mobile Homes turnover jurisdiction. Other bills, i.e. CS/CS/HB 1503 regarding COA Insurance and HB 1028 regarding COA's and My Safe Florida Home will be discussed as well.

Homeowner Association (HOA) changes in regulations will also be covered. For example, CS/CS/HB 1203 regarding HOA's discussion will include changes in Community Association Managers, Official Records, Criminal Violations, Assisting Law Enforcement, Financial Reporting, Requirement to Provide Accounting, Education for Officers and Directors, Enforcement of Covenants and Rules, Fines, Suspensions, Liens, Parking Regulations, Electronic Voting, and Assessments.

This will be an extraordinarily informative meeting which will provide information for residents as well as community leaders. Spread the word and encourage your members to attend.

#### **OFFICERS AND DIRECTORS OF THE ALLIANCE:**

Lori Vinikoor, *President*

Arnold Katz, *Executive Vice President* Norma Arnold, *Vice President* John Gentithes, *Vice President* Susan Zuckerman, *Vice President*

Carol Klausner, *Secretary* Sylvia Borrellie, *Recording Secretary* Deborah Borenstein, *Treasurer*

*Directors:* Rob Cuskaden Kay Drews York Freund Judy Goldberg

*Assistants to the President:* Rose DeSanto Joel Vinikoor

Bob Schulbaum, *Chairman of the Board*

*Legal Counsel:* Joshua Gerstin

**Alliance to Sponsor South County Mental Health Center 50th Anniversary Luncheon**

South County Mental Health Center (SCMHC) is a private, non-profit corporation chartered by the State of Florida in 1974. It is located at 16158 South Military Trail in Delray Beach. Since its creation, the SCMHC has provided quality mental health and substance use care to our communities in a manner which enhances and preserves human dignity. Since the sudden closing of the Jerome Golden Center, SCMHC has become the only Nonprofit Community Mental Health Center in all of Palm Beach County. This includes the Belle Glade area where a 16 bed Crisis Stabilization Unit is currently being run by the SCMHC. **The Alliance-sponsored SCMHC 50th Anniversary Celebration will be held on Friday December 6, 2024, from 11:30 to 1 PM. For Information on obtaining tickets for this luncheon contact President Lori Vinikoor at 561-715-1530 or [vinikoor@bellsouth.net](mailto:vinikoor@bellsouth.net).**

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**New Kosher Hospitality Room at Delray Medical Center**

Delray Medical Center dedicated its new Kosher Hospitality Room on July 9, 2024 with a Ribbon Cutting celebration! Dr. Dov Pickholtz, Internal Medicine; Dr. Jonathan Rosman, Electrophysiology; Rabbi Heber of Chabad of East Delray; Hatzolah of South Florida; and Lori Vinikoor, President of Alliance of Delray Residential Associations, and Governing Board Member attended the event. See flyer opposite page for amenities. For more information, here is the link:

<https://www.palmbeachhealthnetwork.com/services/specialized-services/kosher-room>

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**Congratulations to Heather Havericak who has been named C.E.O. of Delray Medical Center**

Heather Havericak served as Delray Medical Center’s Chief Operating Officer and Interim Chief Executive Officer. This month she has officially been named C.E.O. Congratulations!

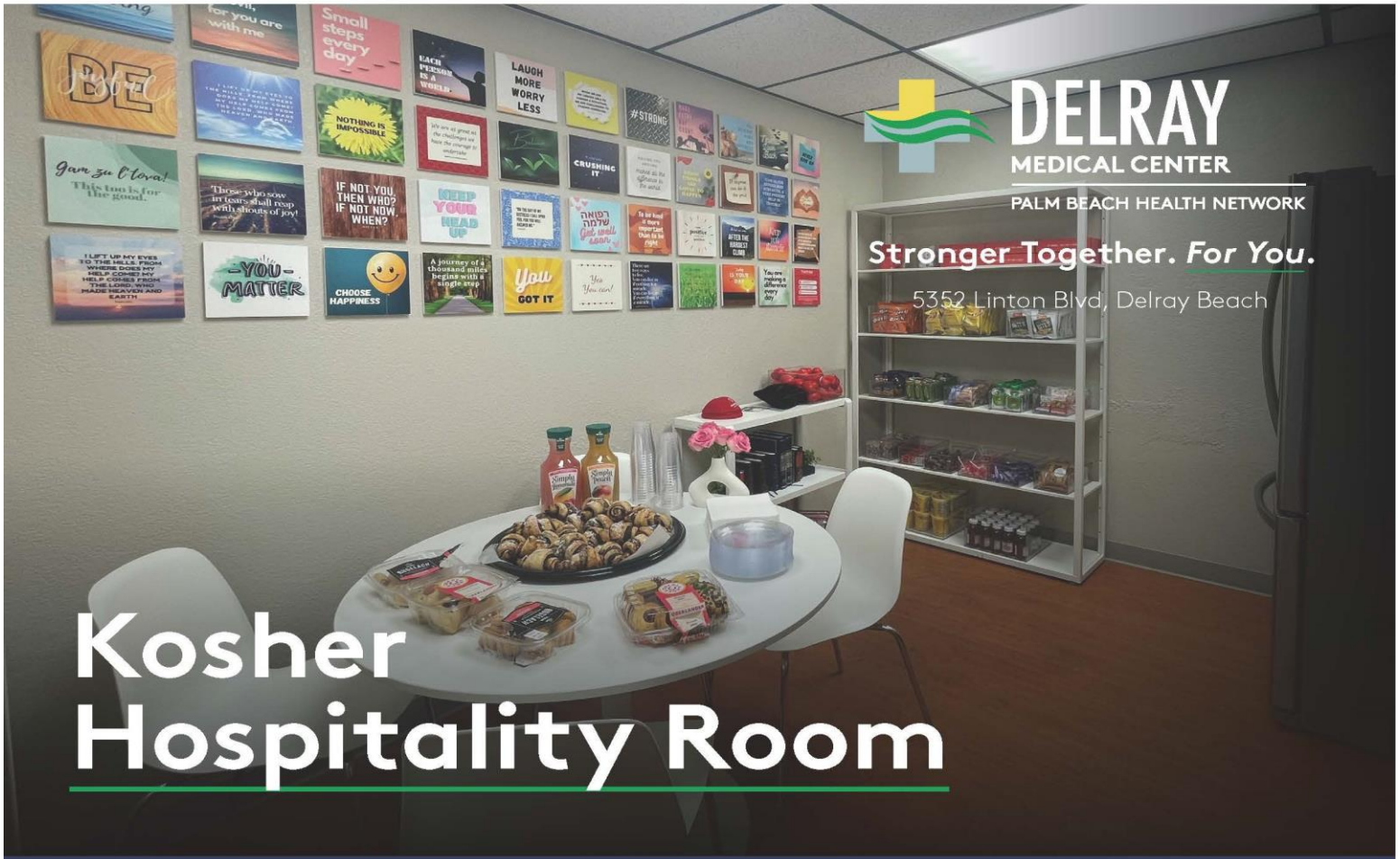


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**ALLIANCE OF DELRAY RESIDENTIAL ASSOCIATIONS MEETING SUMMARY July 3, 2024**

Respectfully submitted, Carol Klausner, Secretary

President Lori Vinikoor called the meeting to order at 9:30 AM. Palm Beach County Fire Rescue (PBCFR) held a Presentation of Colors Ceremony for the assembled. Palm Beach Sheriff’s Office District 4 Captain Rob Sandt reported that the crime statistics for the past month are down, as are the number of vehicle crashes. Chief Bill Stansbury of PBCFR noted that they had fewer calls in the past month. Florida House Representative Joe Casello urged residents to vote in the upcoming elections. Karen Brill, Palm Beach County School Board Chair, pledged the Board's adherence to the doctrine of separation of church and state, as well as to NOT banning books in school or public libraries. Mayor Maria Sachs invited all to a July 4th celebration at the Burt Aaronson Park. The Candidates Forum followed the announcements. Then, Clerk of the Court and Comptroller Joseph Abruzzo addressed the audience with an update on County Finances. The audience also received copies of the guide to County finances “Checks & Balances” which is available on line. Detailed County financial information can be found on line at [mypalmbeachclerk.com/countyfinances](http://mypalmbeachclerk.com/countyfinances) where a digital copy of “Checks & Balances” can be found. Meeting was adjourned at 11:05.




**DELRAY**  
 MEDICAL CENTER  
 PALM BEACH HEALTH NETWORK  
**Stronger Together. For You.**  
 5352 Linton Blvd, Delray Beach

# Kosher Hospitality Room

Delray Medical Center is proud to announce the opening of our new Kosher Room. Jewish families visiting patients now have a quiet place to obtain kosher food without having to leave the hospital. The Kosher room is easily accessible on the first floor of the hospital near the Legacy Lobby and Chapel.

### Room features:

- Perishable and non-perishable Glatt Kosher and Cholov Yisroel food
- Refrigerator
- Electric pot for hot water
- Coffee station and cold drinks
- Separate dairy and meat microwave
- Comfortable seating
- Prayer books and reading material
- Hospital-safe shabbat packages and resources for families



Scan the QR code for more information, or visit [palmbeachhealthnetwork.com](http://palmbeachhealthnetwork.com)





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**Hoerbiger Group Looking to Develop at Atlantic Avenue and State Road 7/441**

A 197,790 square foot North America Headquarters/Office/Research/Development/Manufacturing Campus is proposed for the southeast corner of State Road 7/441 and Atlantic Avenue. The Hoerbiger Group is planning to relocate from Broward County to Palm Beach County. Hoerbiger is a multinational privately owned company founded in 1895 with its main headquarters located in Vienna, Austria and employing 6000+ workers worldwide. Within the United States, Hoerbiger's service locations include Florida, Texas, California, Wyoming, Illinois, Louisiana, and Kansas. The Company manufactures compressor components for Natural Gas, H2 and Clean Energy Industry.

The site has a Future Land Use Designation of Industrial with an existing zoning of Light Industrial. The total area is 14.23 acres. Currently, the site is approved for two buildings, one being 124,686 square feet and another being 59,095 square feet. The new application indicates one 197,790 square foot building.

Of utmost concern to the surrounding communities is the flow of traffic and completion of the expansion of Atlantic Avenue. An additional north bound right turn lane within the intersection of State Road 7/441 and Atlantic Avenue will be constructed which should alleviate some of the issues corridor residents have in exiting their communities.

The application is expected to be presented to the Zoning Commission and Board of County Commissioners in December 2024.



## Candidates Who Attended the July 3, 2024 Alliance Meeting

### **About the 15 th Judicial Circuit:**

The state of Florida is divided into 20 Judicial Circuits. Palm Beach County makes up the 15 th Judicial Circuit.

### **Office of the State Attorney of the 15 th Judicial Circuit:**

The State Attorney's Office is responsible for representing the community in the prosecution of criminal charges, from simple traffic offenses to capital murder. Its mission is to secure justice, safeguard victims and serve the people. Current State Attorney Dave Aronberg is not seeking reelection. *The following candidates for State Attorney attended the Alliance Candidates Forum:*

#### **Craig Williams**

Craig Williams is currently a Chief Assistant State Attorney who supervises 45 felony attorneys and oversees 6 felony units. He began his law career at the Palm Beach County State Attorney's office in 1993 and has been a processor for almost 30 years.

#### **Alexia Cox**

Alexia Cox is Deputy Chief Assistant State Attorney at the Palm Beach County State Attorney's office where she supervises attorneys in the Domestic Violence Unit, the North and South County Satellite offices in Palm Beach Gardens and Delray Beach, the County Court Division and the Conviction Review Unit. Over her 18-year legal career, she has successfully prosecuted first degree murders, domestic violence felonies and other violent crime.

#### **Forrest Freedman**

Forrest Freedman started his legal career as an Assistant district attorney in the Bronx and Boston, Massachusetts. He has over 38 years of legal experience and has held leadership positions as the owner of Nation's Mortgage Bank, and other community activities. He was an adjunct professor at Nova Southeastern University.

#### **Gregg Lerman**

Greg Lerman has almost 40 years of experience as a criminal defense trial lawyer in Palm Beach County. He has worked directly with all divisions of the State attorney's office

### **County Court Judge, Group 2 of the 15 th Circuit Judiciary**

The Fifteenth Judicial Circuit is comprised of five Circuit Court Divisions and 2 County Court Divisions. There are 35 circuit judges presiding and 19 county judges presiding. County Court Judge Ted Booras is not seeking reelection. *The following candidates for Circuit Court Judge, Group 2 attended the Alliance Candidates Forum:*

#### **Lourdes Casanova**

Founding Attorney of Casanova Law, providing representation in Criminal Law, DUI, Fish and Wildlife, Sealing and Expunging, Juvenile Court, Traffic Tickets, Civil Small Claims and Immigration. She began her legal career as a prosecutor with the Palm Beach County State Attorney's Office and has litigated in criminal, civil and traffic divisions. She received her B.A. and Juris doctor degrees from the University of Florida.



Candidates for County Court Judge, Group 2 continued:

**Douglas Leifert**

Douglas Leifert is a 34-year Palm Beach County attorney. He served as an Assistant State attorney in Palm Beach County and then private practice where he formed Leifert & Leifert 29 years ago. He has been the attorney of record on over 50,000 cases since 1995 in various divisions of our courts.

**Jean Marie Middleton**

Jean Marie Middleton has a 38-year legal career practicing in complex civil litigation. She has served as legal counsel for several municipalities, two Fortune 500 companies and of the largest school district in the United States, including her current job as Assistant General Counsel for the Palm Beach County School District.

**Office of the Public Defender of the 15 th Judicial Circuit:**

Originating from a 1963 Supreme Court Ruling, the State of Florida established the Office of the Public Defender to create a more balanced system of judgement throughout the state. The current Public Defender, Carey Haughwout, is not seeking reelection. *The following candidates for Public Defender attended the Alliance Candidates Forum:*

**Daniel Eisenberg**

Daniel Eisinger began his career in the Palm Beach County Public Defender Office in 2003 after earning his B.A. and J.D. from the University of Florida. Over the last 20 years, he has represented clients charged in misdemeanor, felony and major crime cases. He oversees 100 lawyers, 100 support staff with a budget of approximately 10 million dollars.

**Adam Frankel**

Adam Frankel began his legal career in the Palm Beach County Public Defender’s office in 1999. He has been active in Palm Beach County Politics and Community Service for over 20 years. In 2009 Adam was first elected to the Delray Beach City Commission where he was reelected an additional four times. He has practiced as a criminal defense attorney for 23 years and has been endorsed and supported by law enforcement each time he ran for office.

**PRIMARY ELECTION**  
ELECCIÓN PRIMARIA

**REGISTRATION & PARTY CHANGE DEADLINE**  
(FECHA LÍMITE PARA INSCRIBIRSE)  
**JULY 22, 2024**  
(22 DE JULIO DE 2024)

**VOTE-BY-MAIL BALLOT REQUEST DEADLINE**  
(FECHA LÍMITE PARA SOLICITAR UNA BOLETA DE VOTACIÓN POR CORREO)  
**AUG. 8, 2024, AT 5:00 P.M.**  
(8 DE AGOSTO DE 2024, A LAS 5:00 P.M.)

**EARLY VOTING**  
(VOTACIÓN ANTICIPADA)  
**AUG. 10 - 18, 2024 ★ 7:00 A.M. - 7:00 P.M.**  
(10 - 18 DE AGOSTO DE 2024, 7:00 A.M. - 7:00 P.M.)

**ELECTION DAY**  
(DÍA DE LAS ELECCIONES)  
**AUG. 20, 2024 ★ 7:00 A.M. - 7:00 P.M.**  
(20 DE AGOSTO DE 2024, 7:00 A.M. - 7:00 P.M.)

**GENERAL ELECTION**  
ELECCIONES GENERALES

**REGISTRATION DEADLINE**  
(FECHA LÍMITE PARA INSCRIBIRSE)  
**OCT. 7, 2024**  
(7 DE OCTUBRE DE 2024)

**VOTE-BY-MAIL BALLOT REQUEST DEADLINE**  
(FECHA LÍMITE PARA SOLICITAR UNA BOLETA DE VOTACIÓN POR CORREO)  
**OCT. 24, 2024, AT 5:00 P.M.**  
(24 DE OCTUBRE DE 2024, A LAS 5:00 P.M.)

**EARLY VOTING**  
(VOTACIÓN ANTICIPADA)  
**OCT. 21 - NOV. 3, 2024 ★ 7:00 A.M. - 7:00 P.M.**  
(21 DE OCT. - 3 DE NOV. DE 2024 7:00 A.M. - 7:00 P.M.)

**ELECTION DAY**  
(DÍA DE LAS ELECCIONES)  
**NOV. 5, 2024 ★ 7:00 A.M. - 7:00 P.M.**  
(5 DE NOVIEMBRE DE 2024, 7:00 A.M. - 7:00 P.M.)



WOW! WHAT A BREAKFAST! ALLIANCE ANNUAL BREAKFAST JUNE 21, 2024





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this course for your  
community?

Beginning October.

Minimum class of 30.

\$15 per attendee.

Certificate will be provided at  
the end of the cLASS which is  
good for 3 years.

Contact President Lori  
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*Alliance of Delray Residential Associations, Inc.*

Preserving the Community Lifestyle

10290 W Atlantic Ave. #480504

Delray Beach, Florida 33448



***Important Information Contained in this Newsletter.***

TO:

*Alliance of Delray Residential Associations, Inc.*

**No Meeting this August**

Next Meeting

**Wednesday September 4, 2024**

**New Changes to COA & HOA Law**

**Speaker: Joshua Gerstin, Esq. of Gerstin & Associates**

***Community Association 2024:***

***A Guide to Navigating, Mitigating, and Understanding the Most Significant Legislative Changes to Community Associations in Decades.***

Meetings take place at the South County Civic Center 16700 Jog Road Delray  
Beach

Bagels and Coff/Tea Served

The Public is Welcome